

**APRIL 12, 2018****207 PHILLIPS CT****ZONE CHANGE**

<b>From:</b> R-4DT Inner City Residential	
<b>To:</b> P-1 Professional/Service	
<b>Proposed Use:</b>	Office Space
<b>Acreage:</b>	0.234
<b>Applicant:</b>	WBW Properties, LLC (1804.2040)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> P-1	<b>South:</b> R-4DT
<b>East:</b> R-4DT	<b>West:</b> P-1

**Proposed Zone & Land Use Plan**

The applicant is seeking a P-1 Professional/Service zone. The subject property is located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations.

**SPECIFIC LAND USE CRITERIA**

**(a) Building and lot patterns** – Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7).

**(b) Logical expansions** – Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a Professional/Service use as a logical expansion since the general business zone permits all uses within the Professional Service use category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, unless it would serve as a “buffer-use” (D1). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

**Planning Staff Review****GENERAL LAND USE CRITERIA****Environment**

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO138D.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

**Urban Services**

All urban services are available to the subject property, including sanitary sewer service.

**Development Patterns**

The subject property is a single family residential home. The surrounding properties to the west and north are zoned P-1 while the other adjoining properties located on Phillips Court are zoned R-4DT Inner City Residential and used as single family residential. The applicant intends to convert the subject property to office space.

All vehicular use areas shall be screened from the neighboring residentially zoned properties as well as the road right-of-way with a 3 foot wide landscaping easement, a 3 foot continuous element and 1 tree every 40 feet of the vehicular use area boundary.

Prior to any construction activity on the property the applicant must obtain approval of a site plan or development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC Building, Electrical & HVAC department shall be contacted before any construction activity takes place on the property.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. The redevelopment of the subject property will be nonresidential in nature. The P-1 Professional/Service zoning is a logical expansion of the P-1 zoning to the north and west.

**Planning Staff Recommendations**

The planning staff recommends approval subject to the findings of fact that follow:

**Findings of Fact:**

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations;
3. The proposed use as office space will be nonresidential in nature; and,
4. The proposed P-1 zoning is a logical expansion of the existing P-1 zoning to the north and west.